



City of Calimesa

December 2, 2008

Office of Planning and Research
P.O. Box 3044
Sacramento, California 95812-3044

Department of Housing and Community Development
1800 Third Street
Sacramento, California 95811-6942

SUBJECT: CITY OF CALIMESA GENERAL PLAN ANNUAL REPORT

To Whom It May Concern:

Please find attached the City of Calimesa's General Plan Annual Report. This report was approved by our City Council on November 17, 2008.

If you have any questions, please contact me at (909) 795-9801, ext. 229, or by email at gromo@cityofcalimesa.net. Thank you.

Sincerely,

Gus Romo
Community Development Director

Enclosure

cc: Jim Morrissey, PZL, General Plan Update Coordinator

GENERAL PLAN ANNUAL PROGRESS REPORT

June 27, 2008

TABLE OF CONTENTS

| | <u>Page</u> |
|--|-------------|
| I. INTRODUCTION | 1 |
| II. MEASURES ASSOCIATED WITH IMPLEMENTATION | 1 |
| III. HOUSING ELEMENT REPORTING REQUIREMENTS | 2 |
| Governmental Constraints | 2 |
| Housing Constructed in Year 2007 | 4 |
| Policy and Program Implementation | 5 |
| IV. COMPLIANCE WITH OPR GUIDELINES | 6 |
| V. DATE OF LAST GENERAL PLAN UPDATE | 6 |
| VI. PRIORITIES FOR LAND USE DECISIONS | 6 |
| VII. PLAN PROPOSALS THAT NEED TO BE UPDATED | 6 |
| VIII. RECENT GENERAL PLAN CHANGES | 7 |
| IX. YEAR 2007 PLANNING ACTIVITIES UNDERTAKEN | 7 |
| Ordinance Amendments | 8 |
| Other Development Projects | 8 |
| <u>TABLES</u> | |
| Table A2 Housing Units Constructed | 4 |
| <u>ATTACHMENTS</u> | |
| APPENDIX A | A-1 |

2007 GENERAL PLAN ANNUAL REPORT

I. INTRODUCTION

Government Code Section 65400 mandates the preparation of an annual report for submittal to the Calimesa City Council, the Governor's Office of Planning and Research, and the Department of Housing and Community Development on both the status of the General Plan and the progress in implementing its various policies and programs. Although this is the first annual report prepared by the City, a number of actions have been undertaken in furtherance of its General Plan. The reporting period associated with this report is January 1, 2007 to December 31, 2007. In addition, due to the age of the current plan, steps are also being undertaken to update the General Plan, which are noted in this report. State law requires that this report be presented to the local and state agencies prior to April 1, 2008. However, due to the timing of the work effort, this time frame could not be achieved.

This report will include information identified by both the Governor's Office of Planning and Research and the Department of Housing and Community Development. The information contained within the report represents the most recent and available documentation.

II. MEASURES ASSOCIATED WITH IMPLEMENTATION

During the 2007 calendar year, the City of Calimesa adopted a number of actions related to General Plan policies and programs. These items are listed below.

| General Plan Goals, Policies, and Implementation Measures | Actions Undertaken |
|--|---|
| <u>Land Use Element Policy 2.2</u> states as follows: "Require that development pay its 'fair share' of the cost of providing adequate public services, infrastructure, and facilities." | <u>The City updated its Development Impact Fees.</u> The prior development fees were adopted in 1994. |
| <u>Land Use Element, Implementation Measure 10, Service Capacity Monitoring</u> , a portion of which states as follows: "The availability of public services to serve new development must be assured before development takes place." | <u>The City Annexed JR Ranch into the City of Calimesa Public Services Community Facilities District No. 1.</u> JR Ranch is a large development proposal, east of Interstate 10, north of Singleton Road. |

| | |
|--|---|
| <u>Housing Element, Implementation Measure 17 Development Fee Review</u> , provides, in part, that the City will continue to annually review its permit processing fees. | The City has updated its <u>Comprehensive Cost of Services Fees</u> . These fees relate to the services provided by individual departments, such as those related to the processing of development applications. |
| <u>Resource Management Element, Policy 10.1</u> , states "Develop a Park/Trail Master Plan which identifies planning area needs and maintenance and phasing of park/trail systems." | <u>The City Adopted a Multi-use Trail Manual</u> . This manual provides trail design details, including their location, size, and improvement criteria. This should be considered a partial fulfillment of this particular policy. |
| <u>Land Use Element, Policy 10.4</u> , states "Prepare a five-year capital improvement program which provides for the maintenance and upgrading of existing infrastructure to adequate levels of service and the installation of new facilities, as needed." | <u>The City adopted a Capital Improvement Program for the Years 2007 to 2012</u> . This document will assist the City in the installation and upgrade of new and existing facilities. |
| <u>Resources Management Element, Policy 10.2</u> , "Seek out and pursue all forms of federal, state, local, private foundations and endowment support to assist in the continuing acquisition and programming of park and recreation resources in the City." | <u>The City completed the preparation of environmental documentation for the purchase of a new park site</u> . This documentation was prepared as part of the requirement to receive Federal Block Grant funding for the purchase of park land. |

III. HOUSING ELEMENT REPORTING REQUIREMENTS

Government Constraints

The California Department of Housing and Community Development (HCD) has prepared draft procedures identifying the annual reporting information that jurisdictions are to provide the State. Part of this information includes the listing of efforts to remove governmental constraints to the maintenance, improvement, and development of housing. In response to this the following governmental constraints are listed in the City of Calimesa Housing Element, adopted January 2002:

- Land Use Controls: This issue principally relates to the City's development restrictions encapsulated in the General Plan and Zoning Ordinance. The City's Housing Element provides that "...residentially zoned land in Calimesa can accommodate housing construction far in

excess of SCAG's projected housing needs through 2005 and well beyond." (p. 22)

Also included within the Land Use Controls portion of the text is a discussion on the City's development impact fees. "These fees increase housing prices in the City and may make affordable housing projects economically infeasible. However, the City will consider waiving or deferring the payment of these fees in the case of affordable housing projects." (p. 23, Housing Element, City of Calimesa)

During the last year the City has undertaken the following measures:

- ✓ Updated its development impact fees for the first time since 1994.
- ✓ The General Plan Steering Committee/General Plan Advisory Committee continues to prepare an updated General Plan.
- Codes and Code Enforcement: This issue relates to the various codes adopted by the City for health and safety purposes, such as the Building and Fire Codes.

During the last year the City has undertaken the following measures:

- ✓ Adopted the most recent version of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, Uniform Housing Code, and the California Existing Building Code.
- Processing Fees: This item addresses application fees adopted by the City to pay the cost of processing various types of development applications, such as tentative tract maps or conditional use permits.

During the last year the City has undertaken the following measures:

- ✓ Adopted a comprehensive fee schedule that included the adoption of appropriate processing fees for various development applications.
- Processing and Permit Procedures: This issue relates to the procedures utilized by the City to review and act upon a particular type of development application. No changes have occurred to the City's processing and permit procedures during the last calendar year. Many of the procedures utilized by the City are required by State law, such as environmental review (CEQA) and permit processing (Permit Streamlining Act).

No actions were undertaken related to this Governmental Constraint.

Housing Constructed in Year 2007

A total of 37 single family building permits were issued during the 2007 calendar year. 34 of those permits were for single family detached homes within the JP Ranch Specific Plan area. Two (2) second unit permits were also issued. These units are described in Table A2, which is specifically referenced within the draft HCD reporting requirements.

City Staff is unaware of any of these dwellings being intended for use by very low, low or moderate income families. No direct governmental funding or unique procedures were employed in the processing or issuance of these permits and, as such, are considered market rate dwellings.

Table A2
Annual Building Activity Report Summary for
Above Moderate-Income Units

| | Single Family | 2-4 Units | 5+ Units | Second Unit | Mobile Homes | Total |
|--|------------------|--------------|----------|----------------|-----------------|-------|
| No. of Units Permitted for Above Moderate | 37 | | | 2 | | 39 |

Tracking the number and types of housing constructed is necessary to ensure the City achieves the goals stipulated in the Regional Housing Allocation Plan. This Plan was developed by the Southern California Association of Governments (SCAG) to allocate the region's share of the statewide housing need based upon population forecasts by the California Department of Finance. According to State HCD, the number of dwellings to be provided by the City of Calimesa for the years 2006 – 2014 is 2,271 dwellings, in the following categories:

- Very Low Income: 528
- Low Income: 367
- Moderate Income: 419
- Above Moderate Income: 957

HCD has drafted a number of tracking tables for use by local jurisdictions to identify the number and types of housing provided. Due to the limited number of permits issued and the fact they were not intended for a specific income category, these tables were not utilized.

Policy and Program Implementation

State HCD has also requested an identification of the progress in implementing policies and programs. The Housing Element is an integral part of and consistent with the overall General Plan policies and programs contained within each mandated element. As such, a number of policies and programs in the Housing Element reflect a similar intention in other elements of the Plan. In addition, a number of the Housing Element Implementation Programs are continuous in nature, including such programs as follows:

- Access for the Disabled
- Citizen Participation Program
- Code Enforcement
- Energy Conservation
- Land Use Regulations
- Mobile Home Parks
- Second Unit Ordinance
- Redevelopment Program

The programs and policies specifically addressed by the City during the 2007 calendar year include the following:

- Adoption of Development Impact Fees (prior version adopted in 1994) and Comprehensive User Fees (prior version adopted in 1995)
- Adoption of new Codes, including the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, Uniform Housing Code, and the California Existing Building Code.
- Adoption of a resolution allowing the Redevelopment Agency to expend funds outside of the adopted Project Areas for the purpose of preserving, improving and increasing the community's supply of low and moderate income, including low income households, very low income households, and extremely low income households.
- Adoption of an ordinance amending existing provisions to allow construction of additions to non-conforming residential structures, in certain instances.

The City is currently in the process of updating the Housing Element with adoption of the new Element expected during the 2008 calendar year. A listing of the current Housing Element policies and programs is contained in Appendix A.

IV. COMPLIANCE WITH OPR GUIDELINES

The current General Plan was adopted in 1994 and is in need of updating to reflect changes occurring within the region and better respond to community needs. A number of years ago the City established a General Plan Steering Committee or General Plan Advisory Committee (GPAC) that is in the process of preparing a revised General Plan. The GPAC has been preparing preliminary drafts of the following elements:

- Land Use
- Resource Management (includes the statutory requirements for the Open Space and Conservation Elements)
- Air Quality
- Safety (includes the statutory requirements for the Safety and Noise Elements)

In addition, The City hired a consultant in 2007 to update the Housing Element. This effort is currently underway to meet the requirements of State law.

V. DATE OF LAST GENERAL PLAN UPDATE

The City of Calimesa Incorporated on December 1, 1990. The current General Plan was adopted on April 4, 1994. No new elements or major revisions to the Plan were subsequently adopted, except for an updated Housing Element adopted January 7, 2002. General Plan Amendments related to individual development applications are listed in Section VIII below.

VI. PRIORITIES FOR LAND USE DECISIONS

The City has not identified any specific priorities.

VII. PLAN PROPOSALS THAT NEED TO BE UPDATED

As noted in Section IX, Planning Activities Undertaken, a City committee is in the process of amending a portion of the General Plan text to update existing information and address current issues.

VIII. RECENT GENERAL PLAN CHANGES

The General Plan was amended as part of a number of actions that occurred over the last four (4) years, as described below:

- General Plan Amendment 04-003, Specific Plan Amendment SP-04-003, Zone Change CS-04-003, and Tentative Tract Map 33931, referred to as Mesa Verde Estates. The project covers 1,493 acres and includes 3,450 homes, 62.5 acres of mixed-use development, 350,000 square feet of commercial development, 571.6 acres of open space, 70-acres of public park sites and private recreational facilities, and 43.1 acres of public institutional uses.
- General Plan Amendment 04-004 and Zone Change 04-004. The project covers 2.7 acres.
- General Plan Amendment GPA-04-005, Specific Plan SP-04-001, Tentative Tract Map 17351, and Zone Change ZC-04-005, referred to as Heritage Oaks. The project covers 54 acres and 45 homes.
- General Plan Amendment 04-006 and Zone Change 04-006 involves a decrease in density from Residential Low (2-4 du/ac) to Rural Residential (2 du/ac) on approximately 9.7 acres.
- General Plan Amendment 05-001 involves a change from Neighborhood Commercial to Residential Low on .51 acres.
- General Plan Amendment GPA 06-01 involves a change from Open Space to Community Commercial on a 32-acre site.

IX. YEAR 2007 PLANNING ACTIVITIES UNDERTAKEN

As noted previously, the City Council established a General Plan Steering Committee, also referred to as the General Plan Advisory Committee (GPAC). This Committee has worked diligently to prepare a revised General Plan focused principally upon updating the document to reflect current conditions and address new issues and areas of concern. Although the GPAC is still in the process of revising the Plan, a very preliminary draft that includes a substantial portion of the text had been completed by the end of Year 2007. Many of the Elements still require additional exhibits or graphics. This preliminary draft plan includes the following elements:

- Land Use Element

- Resource Management Element that incorporates the requirements of the Open Space and Conservation Elements required by State law.
- Safety Element that incorporates the requirements of the Safety and Noise Elements required by State law.
- Air Quality Element

As noted previously, the effort to update the Housing Element is currently on-going.

Ordinance Amendments

The City Council adopted several ordinance amendments that included the following:

- Modified the Development Plan Review Application requirements.
- Deleted Self-Storage Warehouses from the list of conditionally permitted uses in the Community Commercial and Regional Commercial Zones.
- Modified the Home Occupation Permit requirements.
- Modified the section affecting Non-Conforming Residential Structures.

Other Development Projects

In addition to the other development project previously listed, the City's Planning Commission also undertook the following actions:

- Approved extension of time for Tentative Tract Map 33052.
- Approved extension of time for Tentative Tract Map 33059.
- Approved extension of time for Tentative Tract Map 29485.
- Approved extension of time for Tentative Tract Map 33025.
- Approved extension of time for Tentative Tract Map 33325.

APPENDIX A

HOUSING ELEMENT POLICIES AND IMPLEMENTATION PROGRAMS

HOUSING ELEMENT POLICIES AND PROGRAMS

Goal 1: Encourage the maintenance and rehabilitation of the existing housing stock.

| Policies | Action Taken |
|--|--|
| Support and provide incentives for the maintenance, conservation, and rehabilitation of existing residential units, particularly those affordable to low- and moderate-income households. | No specific action taken |
| Explore strategies and programs that will be effective in reducing housing rehabilitation costs incurred by homeowners. | No specific action taken |
| Encourage residential rehabilitation and provide technical assistance to property owners as needed. Develop owner and rental rehabilitation programs to preserve and conserve the City's housing stock. | No specific action taken |
| Promote housing rehabilitation and preservation through public awareness programs. | No specific action taken |
| Encourage property maintenance to promote quality neighborhood appearance, public safety, and energy conservation. | The City has an on-going Code Enforcement program that evaluates and acts upon these types of issues. |
| Preserve existing single-family, lower density residential neighborhoods. | The City does not have a specific policy or program related to this issue. However, the City's GPAC has drafted preliminary policies that would help preserve existing single-family neighborhoods through compatibility requirements. |
| Encourage maintenance and rehabilitation to maintain the integrity of mobile home parks. | No specific action taken |
| Provide adequate standards for remodeling and expansion of existing residential units to ensure compliance with State and Uniform Building Code requirements and to ensure compatibility with surrounding residential development. | During Year 2007 the City adopted the most recent Building Codes that provide compliance with State and Uniform Building Code requirements. |

| | |
|--|--------------------------|
| Participate in federal and state housing programs designed to improve and increase the City's housing stock. | No specific action taken |
|--|--------------------------|

Goal 2: Promote housing access and equal opportunity for all persons regardless of race, religion, sex, martial status, ancestry, national origin, color, or handicap.

| Policies | Action Taken |
|--|--|
| Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, and household composition. | The City has a Mobile Home Rent Stabilization Commission that provides on-going authority to investigate complaints and adjustments in rental rates. |
| Coordinate efforts with other agencies to serve low-income households, the handicapped, the homeless, the elderly, and other residents with special housing needs. | No specific action taken |
| Enforce fair housing laws and encourage the use of fair housing counsel and referral services. | The City has the ability to utilize the Fair Housing Council of Riverside County as part of an on-going program. |
| Promote equal access and housing opportunities through the provision of consumer information, assistance and protection, and through citizen involvement in the design and implementation of housing programs. | No specific action taken |
| Encourage citizen participation in the development and implementation of housing programs. | The City encourages community participation in all City programs and the City Council is accessible to the public at each of their scheduled meetings. |

Goal 3: The City will work to provide opportunities for the development of new housing units to meet the housing needs of all economic segments of the population without disrupting the existing rural character of the community and without compromising environmental integrity.

| Policies | Action Taken |
|---|--|
| Encourage a variety of housing types and densities, each appropriately located with reference to topography, traffic circulation, community facilities, and aesthetic considerations. | The City's Land Use Map and Land Use Element provide for a variety housing types based upon a number of variables, including the items listed. |
| Promote residential development at densities that are consistent with environmentally sound development and respond to prevailing natural conditions. | The City's Land Use Map and Land Use Element provide for a variety housing types and their geographic distribution, based upon a number of variables. |
| Encourage a balance of housing in a variety of types to provide a range of housing affordable to households at all economic levels. Housing types should include townhouses, cluster developments, apartments, single-family dwellings, and manufactured homes. | The City's Land Use Map and Land Use Element provide for a variety housing types. The City also allows manufactured housing as part of all single-family development, consistent with State law. |
| Encourage continued and new investment in the established neighborhoods of Calimesa. | No specific action taken |
| Promote first-time homebuyer assistance programs to enable young families to purchase housing in the City. | No specific action taken |
| Encourage the development of housing to meet the City of Calimesa's responsibilities in regard to regional housing needs. | The City has approved development in furtherance of its General Plan goals and policies that will result in additional housing. |
| Work toward the provision of affordable housing units in new residential developments. | No specific action taken |

Goal 4: Improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public assistance.

| Policies | Action Taken |
|--|--------------------------|
| Encourage future investment in the City's housing stock. | No specific action taken |

| Policies | Action Taken |
|--|--|
| Promote the development of attractive and safe housing to meet the community's needs. | The City's adoption of new Zoning and Building Codes, along with its on-going development review procedures, ensures that new housing will meet these criteria. |
| Provide prompt processing of housing construction applications through standardized development requirements and centralized processing. | The small number of City Staff associated with evaluating new development minimizes bureaucratic processing delays and provides for centralized processing. |
| Recognize the changing trends and patterns in the community and encourage a broad range of housing types to meet these needs. | No specific action taken |
| Encourage a variety of public and private efforts in providing affordable housing opportunities for lower income households, elderly households, overcrowded households, large households, the disabled, and female-headed households. | No specific action taken |
| Manufactured dwellings (mobile homes) on permanent foundations shall be permitted in all residentially zoned areas of the City. | This is a requirement of State law and is provided for in the City's Zoning Ordinance. |
| Explore available private and public funding sources for the development of special needs housing in the City. | No specific action taken |
| Reduce the costs associated with the development of special needs housing projects (affordable family housing, senior citizen housing, etc.) through density bonuses, waiver of fees, reduced development standards, fast track processing, or other incentives. | State law requires local jurisdictions to provide density bonuses or other incentives to allow for increased density. These are available on an on-going basis, should the need arise. |

Implementation Programs

| Implementation Programs | Action Taken |
|---------------------------------------|--|
| 1. Access for the Disabled | The City's facilities have been brought into compliance with ADA requirements. As an on-going measure the City also requires that all new housing constructed will comply with State and Federal standards for access. |
| 2. Citizen Participation Program | The City encourages community participation in all City programs and the City Council is accessible to the public at each of their scheduled meetings. |
| 3. Code Enforcement | As noted in the previous section, the City's on-going Code Enforcement program relates not only to the general enforcement of all applicable City laws, but also those specifically related to substandard building conditions or unsightly property conditions. |
| 4. Density Bonus and Incentives | As noted previously, incentives are available for applicable developments, should the need arise. |
| 5. Design Guidelines | No specific action taken |
| 6. Development Monitoring Program | This is a general on-going requirement applied as needed through either the development review process or environmental monitoring process. |
| 7. Energy Conservation | This is a general on-going requirement and the City enforces State Title 24 energy criteria as part of its typical plan check procedures. |
| 8. Information and Referral Programs | No specific action taken |
| 9. Infrastructure and Public Services | The City interacts with various service agencies on an on-going basis, such as Yucaipa Valley Water District, through the development review process and to assist in prioritizing improvements. |
| 10. Land Use Regulations | The City has established a Committee to review and provide input on the preparation of a new General Plan. This effort has been on-going for a number of years. |
| 11. Manufactured Housing | The use of manufactured homes in residential zones is allowed by the City, pursuant to State law. |

| Implementation Programs | Action Taken |
|--|---|
| 12. Mobile Home Parks | The City has had a Mobile Home Rent Stabilization Board in place for a number of years. The purpose of the Board is to address rent control problems and grievances from mobile home owners. |
| 13. Relocation Assistance | No specific action taken. |
| 14. Second Unit Ordinance | The City continues to allow second units on single-family lots and approved several during the Year 2007. |
| 15. Senior and Low Income Household Programs | The City, in cooperation with Riverside County, provides a number of programs for senior, including tax and legal services, and nutrition programs. |
| 16. Cooperative Planning | The City interacts with Riverside County on an on-going basis, such as with the Multi-Species Habitat and Conservation Program. |
| 17. Development Fee Review | The City adopted a new Comprehensive Service Fee Ordinance during the Year 2007. |
| 18. Federal and State Housing Programs | No specific action taken |
| 19. Fair Housing Council | The City has the ability to rely upon the Fair Housing Council of Riverside County to resolve resident complaints and landlord/tenant disputes. |
| 20. Housing Information Program | No specific action taken |
| 21. Housing Rehabilitation Program | The City relies upon the Riverside County Economic Development Agency and Office on Aging to operate housing rehabilitation programs. |
| 22. Senior Housing Projects | No specific action taken |
| 23. Homebuyer Assistance | No specific action taken |
| 24. Redevelopment Program | The County transferred Redevelopment Agency authority to the City in Year 2000 for the operation of existing Redevelopment projects. In the Year 2007, the City's Redevelopment Agency adopted a provision allowing set-a-side funds for housing to be spent outside of the Redevelopment Project boundaries. |
| 25. Section 8 Program | No specific action taken |
| 26. Underutilized/Vacant Infill Lots | No specific action taken |

*Housing Element Policies and Implementation Programs
Annual General Plan Report*

| Implementation Programs | Action Taken |
|--|--------------------------|
| 27. Non-Profit Agencies/Housing Sponsors | No specific action taken |
| 28. Senior Shared Housing Service | No specific action taken |
| 29. Inclusionary Housing Program | No specific action taken |
| 30. Land Writedown Program | No specific action taken |